

**STAFF REPORT 06-26-2019 MEETING****PREPARED BY: A. PHILLIPS****APPLICATION NUMBER: 19-6283****ADDRESS: 1258 WASHINGTON BOULEVARD****HISTORIC DISTRICT: WASHINGTON BOULEVARD****APPLICANT: JAMES FLORA, DETROIT BEER EXCHANGE LLC****PROPOSAL**

The building located at 1258 Washington Boulevard is an 8-story Renaissance Revival style office building constructed in 1901. The oldest building in the Washington Boulevard Historic District, the structure is clad in red brick with limestone and terra-cotta detailing. Additionally, it features varying window types and an ornate Italian Romanesque cornice. An Art Moderne style façade is featured on the lower levels of the building.



With the current proposal, the applicant is seeking the Commission's approval to complete the following work associated with the overall rehabilitation of the building, specifically a tenant build-out for a restaurant at the basement and first level of the existing building. Although Resolution 19-01 allows HDC staff to approve exterior wall penetrations for the installation of ventilation/mechanical, electrical, or plumbing utilities at the side and rear elevations, staff is *unable* to approve the addition of rooftop mechanical units. See attached drawings for locations of the following proposed work items:

- Installation of (2) new mechanical rooftop units on the existing 2<sup>nd</sup> floor roof. The second floor roof is located at the southeast corner of the building and faces the alley located adjacent to the building on the east side (see attached photos and drawings).
- Installation of (2) wall-mounted air intake ductwork on the east (alley side) façade.
- Installation of (2) exhaust grilles and (1) wall-mounted fan at various locations on east (alley side) façade (see attached drawings for locations).

## STAFF OBSERVATIONS

This proposal is a revision to a previous application which was approved by the Commission at their regularly scheduled meeting held on November 14, 2018 (see attached staff report and Certificate of Appropriateness for general rehab scope included in previous submission).

## ELEMENTS OF DESIGN

- (1) **Height.** The buildings in the Washington Boulevard Local Historic District range from two (2) to thirty-six (36) stories tall.
- (7) **Relationship of Materials.** The major building materials common to wall surfaces in the district are limestone, brick, and terra-cotta. Many granite bases also exist. Facades are often trimmed with limestone and/or terra cotta. Pilasters, window frames and spandrels of the Industrial Building are bronze. Window frames are of wood or steel; building grates and the framing of storefront windows and doors are generally metal. The side elevations, where not prominent, and the rear elevations of the buildings in the district are brick. Visible structures above the roof line of the Book-Cadillac Hotel and the Book Tower are roofed in copper. The doors of Saint Aloysius Roman Catholic Church are bronze and the doors of the Chancery Building are wood. The names of street intersections in bronze letters are located on buildings on corner lots above the first floor. Metal fire escapes hang from the rear of several buildings.
- (8) **Relationship of Textures.** The low relief pattern of mortar joints in brick, terra cotta or limestone juxtaposed with smooth masonry trim, where it exists, provides textural interest. Glazed terra cotta, polished granite and large glass surfaces are smooth in texture. Carved or molded repetitive ornamental elements and detail in terra cotta, metal or masonry contrasts with the surface material, providing a high degree of textural interest. Subdivided windows, decorative spandrels, parapets and cornices with repetitive detail, where they still exist, are often areas of textural interest. In general, the district is extremely rich in textural relationships.
- (10) **Relationship of Architectural Details.** Architectural details generally relate to architectural styles. Early twentieth century buildings in the Beaux Arts, Renaissance Revival, and Italian Romanesque styles exhibit round arches, cartouches, quoins, fluted pilasters, and other classically derived details. The surfaces between windows, the tops of pilasters, cornices and string courses tend to be decorated, often very ornately. The Chancery Building and Saint Aloysius Roman Catholic Church display Italian Renaissance and Romanesque inspiration. Both buildings have gabled roof lines, arched windows, arcading and decorative pilasters. Storefronts typically have apron walls and large expanses of glass, most in their original configurations. The two (2), two-story buildings are of a plainer Art Deco design with modest classical details.
- (11) **Relationship of Roof Shapes.** Most roofs of the Washington Boulevard Local Historic District are not visible from the street, with the exceptions of the Saint Aloysius Roman Catholic Church roof, which is gabled; the four (4) two-story pavilions with pyramidal stepped roofs rising from the corners above the roof line of Book-Cadillac Hotel; and the tall, hipped copper roof of the Book Tower. Penthouses, some containing mechanical systems, also exist above the roof lines of some of the buildings.
- (22) **General Environmental Character.** The general character of the Washington Boulevard Local Historic District is that of a mostly intact assemblage of well-designed, classically inspired and elegant commercial buildings lining the once grand Washington Boulevard streetscape. Saint Aloysius Roman Catholic Church and the Chancery Building are compatible with the rest of the district in materials, openings, setbacks and other elements of design. As part of the historic Woodward Plan, the Washington Boulevard Local Historic District is located in the midst of other historic sections of downtown, including Grand Circus Park, the Theater District, Capitol Park, Lower Woodward Avenue, and Harmony Park. It is strategically located for redevelopment.

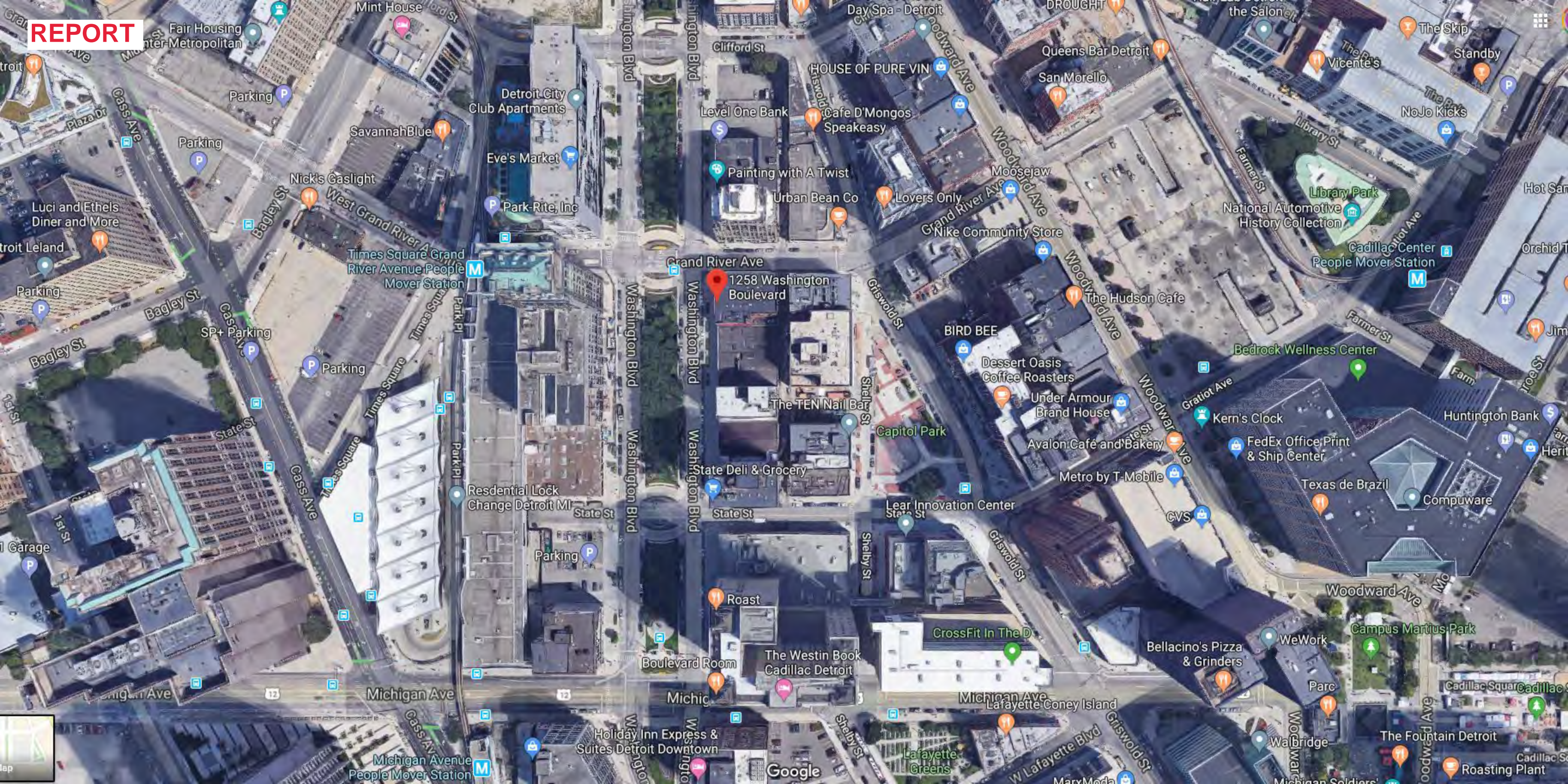
## RECOMMENDATION

Staff recommends that the Commission find the project scope, as proposed, to be appropriate as it meets the following Secretary of the Interior's Standards for Rehabilitation

- *1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- *2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*



REPORT







SavannahBlue

Park-Rite, Inc

Painting with A Twist

1258 Washington Boulevard

Nike Community Store

Dessert Oasis Coffee Roasters

Roast

The Westin Book Cadillac Detroit

Capitol Park

CrossFit In The D

Parking Garage

24Grille

Lafayette Coney

Cadillac Center People Mover



























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RM Bernhard + Associates  
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Birmingham, Michigan 48009  
248.642.6166

JOB TITLE:

Detroit  
Beer Exchange

Existing Stevens Building  
1260 Washington Blvd  
Detroit, Michigan 48226

DRAWING TITLE:

Partial Second and  
Third Level  
Floor Plans

Field Check: 5-14 Thru 5-25-2018

Scale: 1/4" = 1' - 0"



ISSUED FOR: -

DATE: -  
BLDG PERMIT: 1-25-2019  
HDC REVIEW 3: 6-10-2019

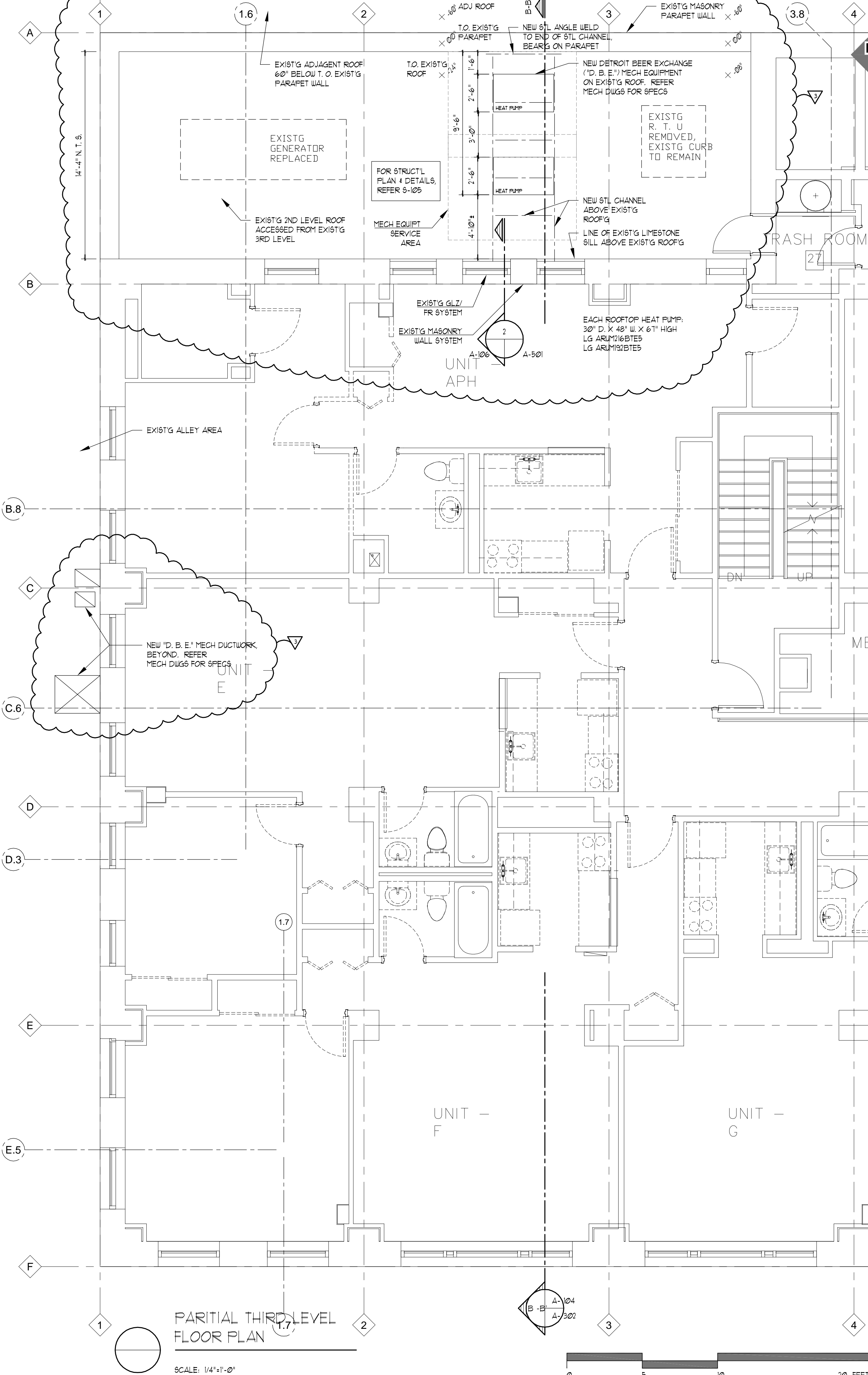
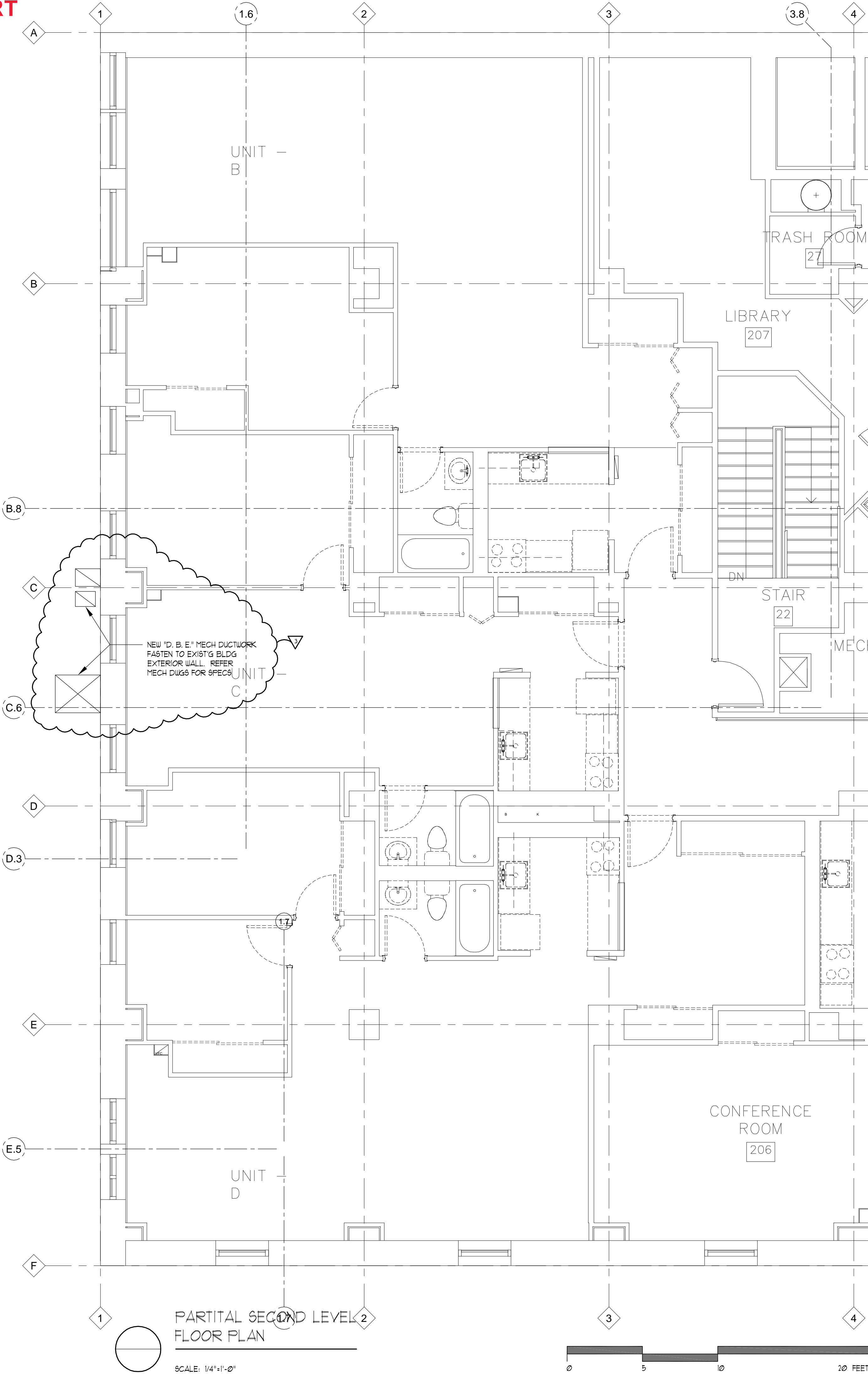
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DATE: -

SHEET NO.

A-106

JOB NO: Y1801



HDC REVIEW 3 6-10-2019





EXIST'G NORTH FACADE (GRAND RIVER AVE)  
PHOTO - 1



EXIST'G NORTH FACADE (GRAND RIVER AVE)  
PHOTO - 2



EXIST'G NORTH FACADE (GRAND RIVER AVE)  
PHOTO - 3



EXIST'G WEST FACADE (WASHINGTON BLVD)  
PHOTO - 4



EXIST'G WEST FACADE (WASHINGTON BLVD)  
PHOTO - 5



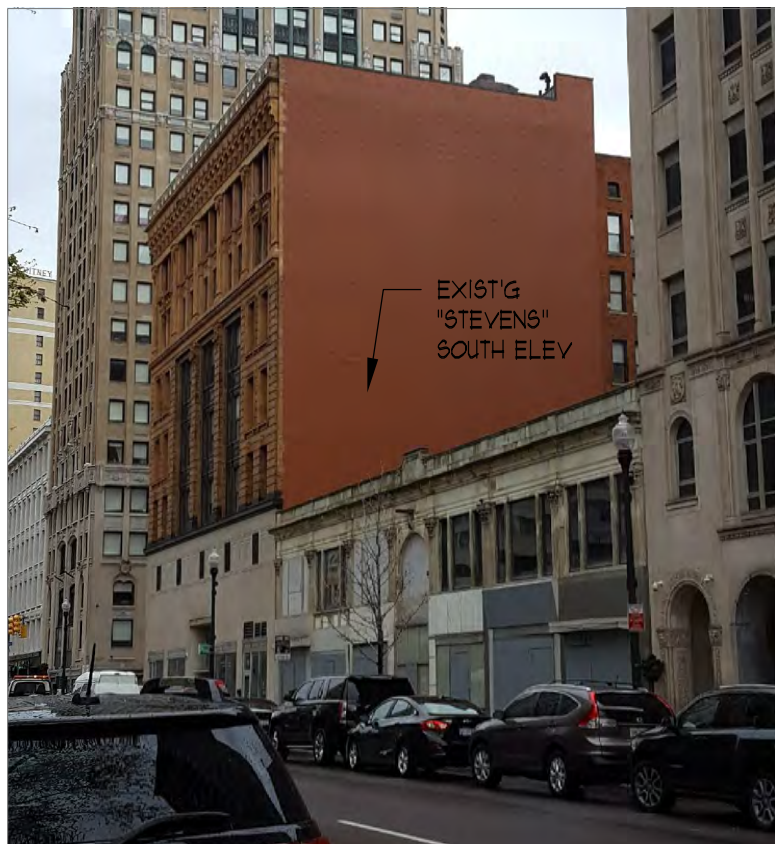
EXIST'G WEST FACADE (WASHINGTON BLVD)  
PHOTO - 6



EXIST'G 2ND LEVEL ROOF  
NORTH-EAST VIEW (ALLEY)  
PHOTO - 1.1



EXIST'G 2ND LEVEL ROOF  
SOUTH-EAST VIEW (ALLEY)  
PHOTO - 1.2



EXIST'G 2ND LEVEL ROOF  
SOUTH-WEST VIEW (WASHINGTON)  
PHOTO - 1.3

BUILDING FACADE  
PLAN GENERAL NOTES:

- 1 NEW STONE WALL PANEL TO MATCH EXIST'G.
- 2 NEW KNEEWALL STRUCT. WITH STONE WALL BASE PANEL TO MATCH EXIST'G.
- 3 NEW ARCH SOFFIT/ STRAIGHT FACIA.
- 4 NEW MTL CANOPY WITH INTERNAL LIGHTING, 24" HORIZ PROJECTION FROM BLDG FACE.
- 5 NEW WALL MTD EXTERIOR SCONCE LGT FIXTURE. SHOWN ON ELEVATION.
- 6 NEW SOFFIT MTD EXTERIOR DOWNLGT FIXTURE. SHOWN ON ELEVATION.
- 7 EXIST'G SINGLE PANE GLAZING TO BE REMOVED AND REPLACED WITH NEW INSULATED DOUBLE PANE SAFETY TEMPERED GLAZING. CLEAR, ARGON FILLED. ATTACHED TO CLEAR AL MTL FRAME. RE-INSTALL AND REPAIR EXIST'G DECORATIVE POLISHED ALUM MTL FACE FR TO NEW MTL FR.
- 8 NEW FULL LITE/ MTL FR DOOR FINISH TO MATCH EXIST'G. GLZ SIMILAR TO STOREFRONT GLZ (REFER T1).
- 9 FOR ALL NEW SIGNAGE SPECS REFER SIGNAGE FABRICATOR DUG BY "SPECTRUM NEON COMPANY".

EXISTING BUILDING FACADE  
PLAN GENERAL NOTES:

- EX-1 EXIST'G BRICK MASONRY TO REMAIN.
- EX-2 EXIST'G STONE WALL PANEL TO REMAIN.
- EX-3 EXIST'G CURVED STONE WALL PANEL TO REMAIN.
- EX-4 EXIST'G STONE DECORATIVE PANEL TO REMAIN.
- EX-5 EXIST'G STONE ARCH SOFFIT/ CURVED FACIA TO REMAIN.
- EX-6 EXIST'G STONE ARCH SOFFIT/ STRAIGHT FACIA TO REMAIN.
- EX-7 EXIST'G STONE WALL BASE PANEL TO REMAIN.
- EX-8 EXIST'G MTL GRILL TO REMAIN.
- EX-9 EXIST'G POLISHED ALUM COL CLADDING TO REMAIN.
- EX-10 EXIST'G OPERABLE GLZ UNIT TO REMAIN.
- EX-11 EXIST'G FULL LITE/ MTL FR DOOR TO BE REMOVED.

BUILDING FACADE SCHEDULE

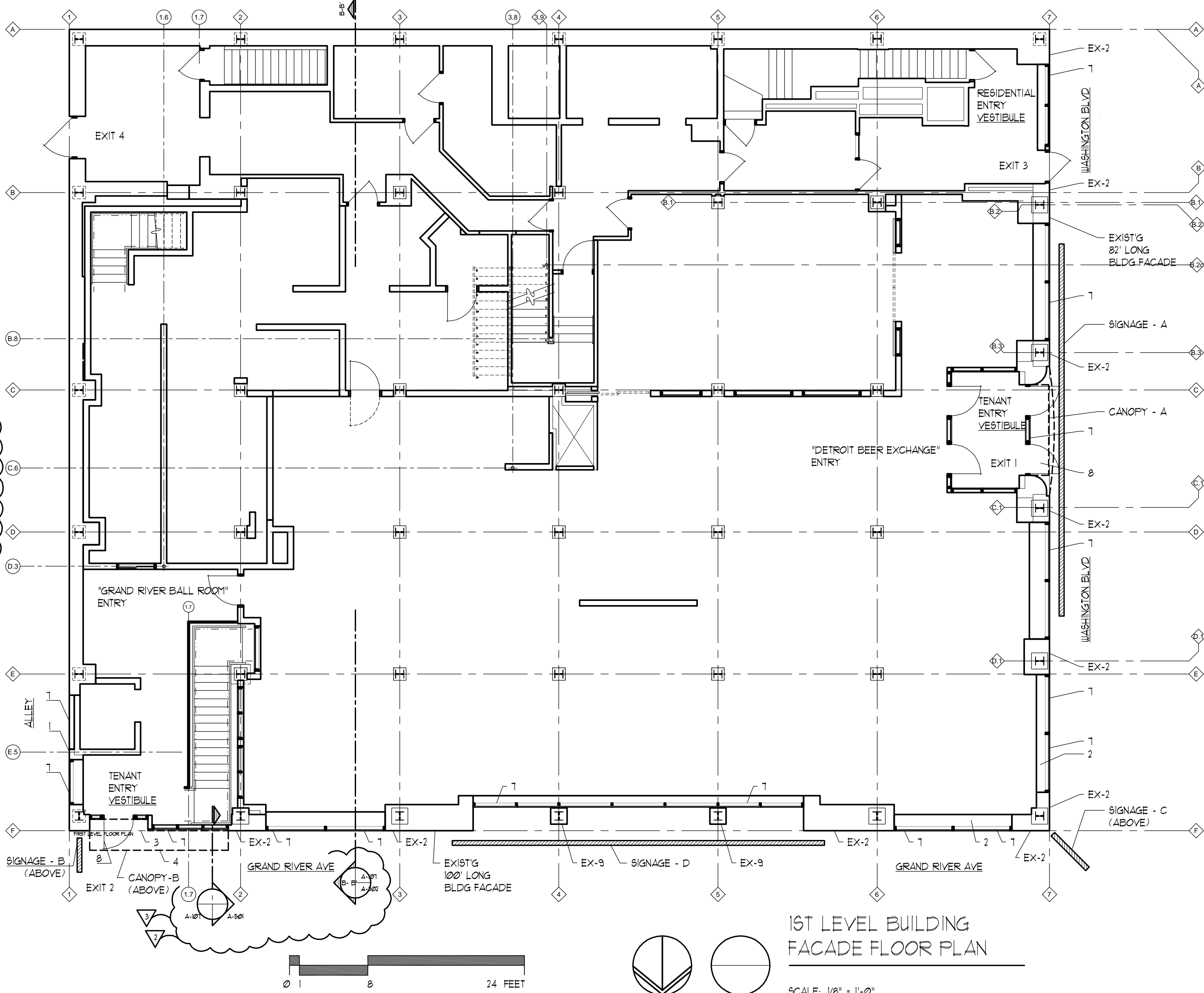
DESCRIPTION
SIGNAGE - A: BACK ILLUMINATED "HALO" METAL SIGNAGE MOUNTED ON METAL CHANNEL MOUNTED ON EXIST'G BUILDING FACADE MAT'L. LETTERING: DETROIT BEER EXCHANGE REFER SIGN FABRICATOR DUG.
SIGNAGE - B: DOUBLE SIDED, 42" DIA ROUND, ILLUMINATED METAL BLADE SIGNAGE MOUNTED ON EXIST'G BUILDING FACADE MAT'L AT 90 DEGREE. LETTERING: GRAND RIVER BALL ROOM REFER SIGN FABRICATOR DUG.
SIGNAGE - C: DOUBLE SIDED, 60" DIA ROUND, ILLUMINATED METAL BLADE SIGNAGE MOUNTED ON EXIST'G BUILDING FACADE MAT'L AT 45 DEGREE. LETTERING: DETROIT BEER EXCHANGE REFER SIGN FABRICATOR DUG.
SIGNAGE - D: BACK ILLUMINATED "HALO" METAL SIGNAGE MOUNTED ON METAL CHANNEL MOUNTED ON EXIST'G BUILDING FACADE MAT'L. LETTERING: DETROIT BEER EXCHANGE REFER SIGN FABRICATOR DUG.
CANOPY - A: EXIST'G MTL CANOPY ABOVE EXIST'G MTL FR ENTRY DOOR. LOCATED AT DETROIT "BEER EXCHANGE ENTRY".
CANOPY - B: MTL CLAD STEEL FRAME WITH RECESSED LGT, MTL ROOF'G SYSTEM AND MTL CLAD SOFFIT. LOCATED AT "GRAND RIVER BALL ROOM" ENTRY. REFER DETAIL V A-301.

BUILDING FACADE  
EXTERIOR LIGHT GENERAL NOTES:

- EL-1 6" ROUND RECESSED LED DOWNLIGHT FIXTURE "EATON LIGHTING", LDR1618, 2100 K, NARROW BEAM, SPECULAR CLEAR TRIM FINISH, 11 WATT.
- EL-2 6" SQUARE CUBE LED WALL-MOUNT SCONCE FIXTURE, "WAC LIGHTING", DC-W506-U87B-UT, 2100K, 6" BEAM, WHITE FINISH, 11 WATT.



OLD MANUFACTURES NAT'L BANK SIGN HEIGHT  
PHOTO - 8



1ST LEVEL BUILDING  
FACADE FLOOR PLAN

SCALE: 1/8" = 1'-0"

HDC REVIEW 3 6-10-2019

DATE: 6-10-2019

DRAWN BY: RJE

DATE: 6-10-2019

SHEET NO.

A-101

JOB NO: Y1801

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248.642.6166

JOB TITLE:  
Detroit  
Beer Exchange  
Existing Stevens Building  
1260 Washington Blvd  
Detroit, Michigan 48226

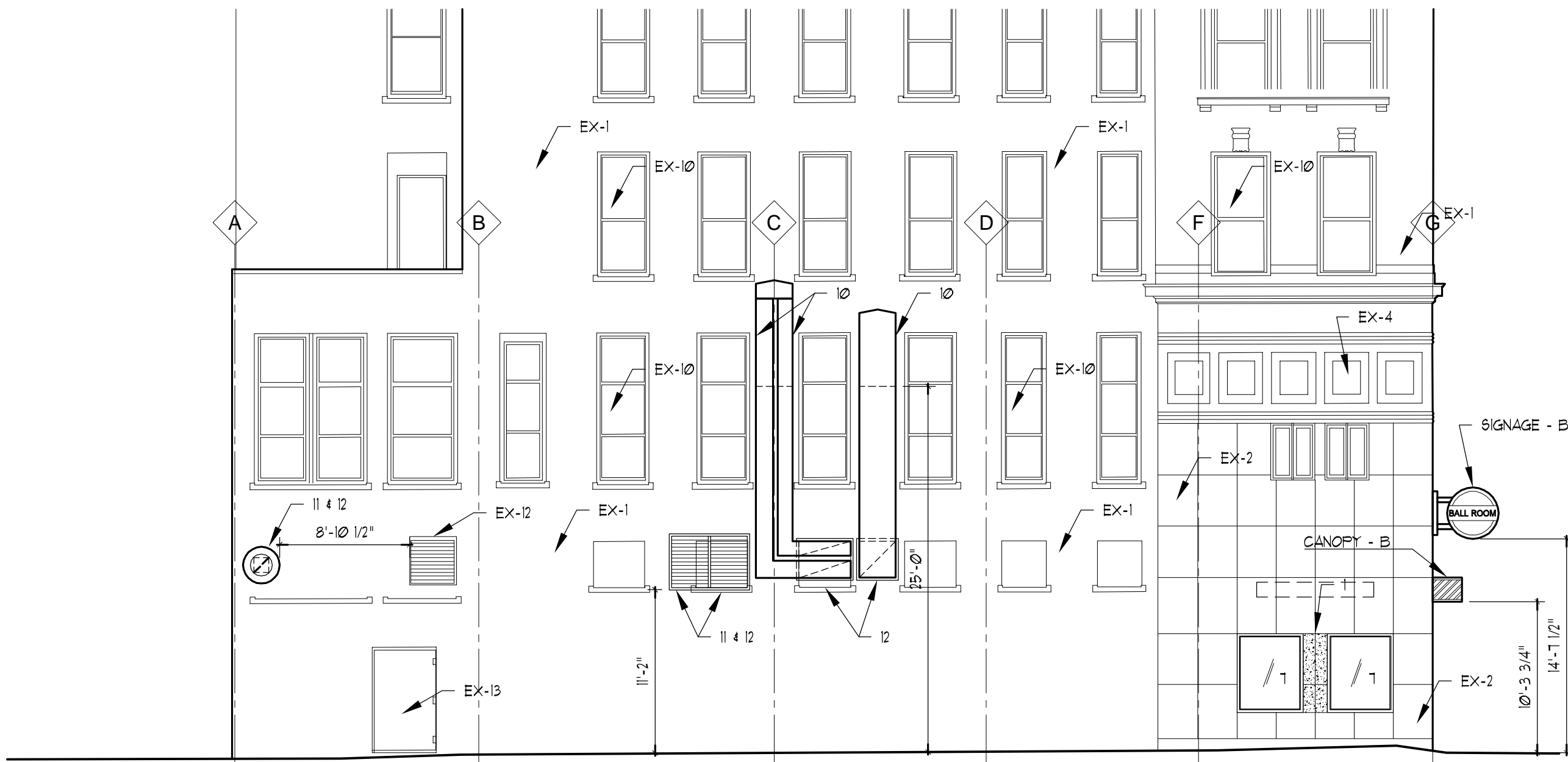
DRAWING TITLE:  
Building Facade  
Floor Plan,  
Exist'g Photos &  
Notes

ISSUED FOR:  
DATE: 10-23-2018  
HDC REVIEW 1  
BLDG PERMIT 1  
1-25-2019  
HDC REVIEW 2  
6-1-2019  
HDC REVIEW 3  
6-10-2019  
BLDG PERMIT 1/ REVISION 1

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6/10/2019 8:13:28 AM RJE LEONARD ELSE DESIGN ASSOCIATES, INC.





PARTIAL  
EAST ELEVATION (ALLEY)

SCALE: 1/8" = 1'-0"

BUILDING FACADE  
ELEVATION GENERAL NOTES:

- 1 NEW STONE WALL PANEL TO MATCH EXIST'G.
- 2 NEW KNEEWALL STRUCT'L WITH STONE WALL BASE PANEL TO MATCH EXIST'G.
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- 8 NEW FULL LITE/ MTL FR DOOR, FINISH TO MATCH EXIST'G GLZ SIMILAR TO STOREFRONT GLZ (REFER 1).
- 9 FOR ALL NEW SIGNAGE SPECS REFER SIGNAGE FABRICATOR DUG BY "SPECTRUM NEON COMPANY".
- 10 NEW MECH AIR INTAKE DUCTWORK (WALL MTD); REFER MECH DUGS BY "BEECHWOOD ENGINEERING".
- 11 NEW MECH AIR EXHAUST GRILLE & WALL MTD FAN, REFER MECH DUGS BY "BEECHWOOD ENGINEERING".
- 12 REWORK EXIST'G M. O. & PROVIDE NEW M. O. FOR ALL NEW MECH DUCTWORK, GRILLES & FANS, REFER MECH DUGS FOR FINAL SIZE.

EXISTING BUILDING FACADE  
ELEVATION GENERAL NOTES:

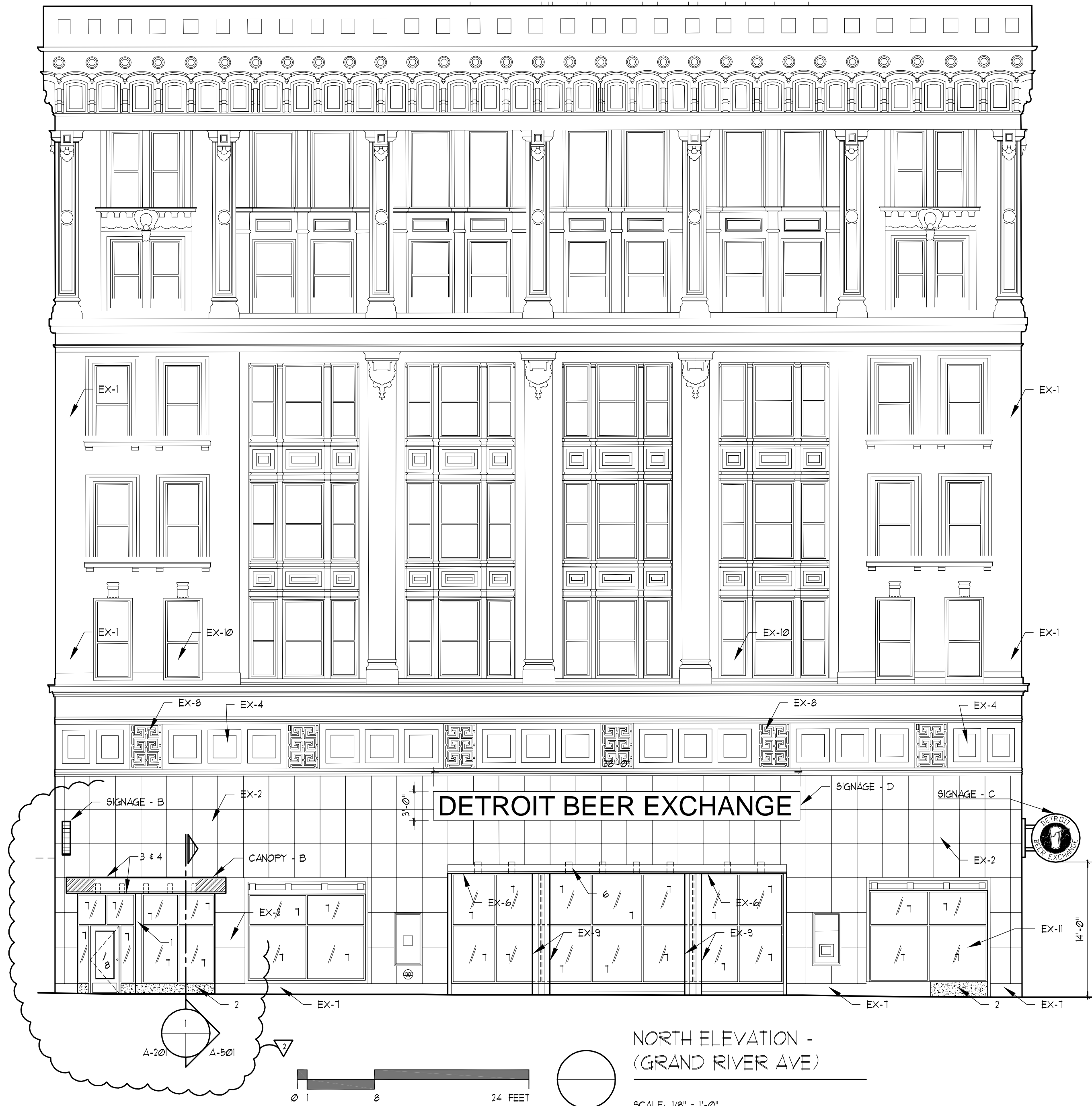
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- EX-8 EXIST'G MTL GRILL TO REMAIN
- EX-9 EXIST'G POLISHED ALUM COL CLADDING TO REMAIN
- EX-10 EXIST'G OPERABLE GLZ UNIT TO REMAIN
- EX-11 EXIST'G FULL LITE/ MTL FR DOOR TO BE REMOVED.
- EX-12 EXIST'G AIR INTAKE GRILLE
- EX-13 EXIST'G MTL DOOR/ FR TO REMAIN

BUILDING FACADE  
EXTERIOR LIGHT GENERAL NOTES:

- EL-1 6" ROUND RECESSED LED DOWNLIGHT FIXTURE, "EATON LIGHTING", LDR16TB, 2100 K, NARROW BEAM, SPECULAR CLEAR TRIM FINISH, 11 WATT.
- EL-2 6" SQUARE CUBE LED WALL-MOUNT SCONCE FIXTURE, "EATON LIGHTING", DC-10806-108TB-UT, 2100K, 6" BEAM, WHITE FINISH, 11 WATT.

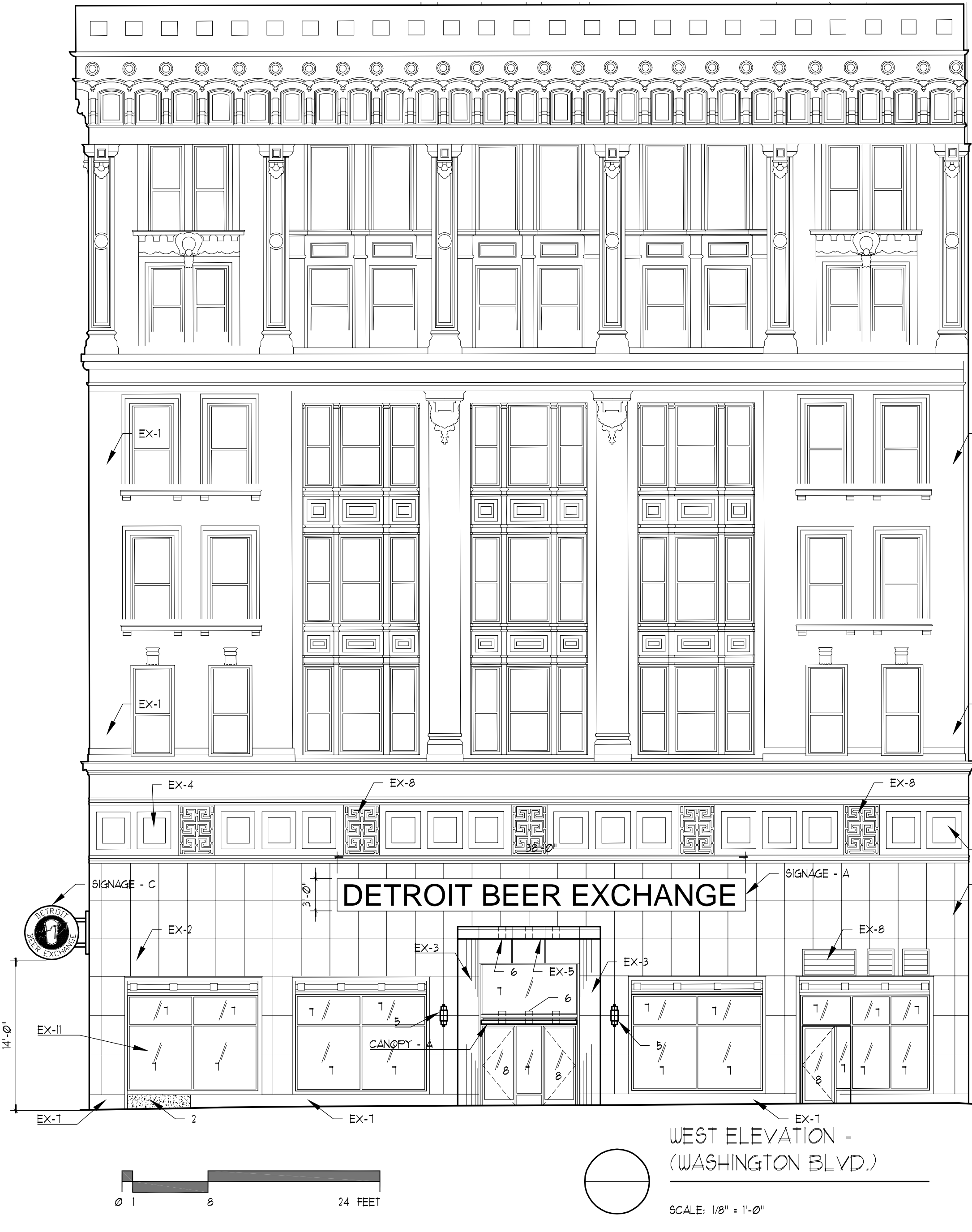
BUILDING FACADE SCHEDULE

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CANOPY - B: MTL CLAD STEEL FRAME WITH RECESSED LGT, MTL ROOFING SYSTEM AND MTL CLAD SOFFIT, LOCATED AT "GRAND RIVER BALL ROOM" ENTRY. REFER DETAIL 1/ A-501.



NORTH ELEVATION -  
(GRAND RIVER AVE)

SCALE: 1/8" = 1'-0"



WEST ELEVATION -  
(WASHINGTON BLVD.)

SCALE: 1/8" = 1'-0"



Architect and Engineer:  
Robert Bernhard  
RM Bernhard + Associates  
P.O. Box 760  
Birmingham, Michigan 48009  
248.642.6166

JOB TITLE:

Detroit  
Beer Exchange

Existing Stevens Building  
1260 Washington Blvd  
Detroit, Michigan 48226

DRAWING TITLE:

Building Facade  
Elevation and  
Notes

ISSUED FOR:

DATE: -  
HDC REVIEW 1 10-23-2018  
BLDG PERMIT 1 1-25-2019  
HDC REVIEW 2 6-1-2019  
HDC REVIEW 3 6-10-2019  
BLDG PERMIT 1/ REVISION 1

DRAWN BY:

DATE: -  
RJE

SHEET NO.

A-201

JOB NO: Y1801

HDC REVIEW 3 6-10-2019



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248.642.6166

JOB TITLE:

Detroit  
Beer Exchange

Existing Stevens Building  
1200 Washington Blvd  
Detroit, Michigan 48226

DRAWING TITLE:

Building Sections

Field Check: 5-14 Thru 5-25-2018

Scale: 1/4" = 1' - 0"

ISSUED FOR: -

DATE: -  
BLDG PERMIT 1 1-25-2018  
HDC REVIEW 3 6-10-2019  
BLDG PERMIT 1/ REVISION 1

DRAWN BY: RJE

DATE: -

SHEET NO.

A-302

JOB NO: Y1801

BUILDING SECTION  
GENERAL NOTES 3 (ROOF):

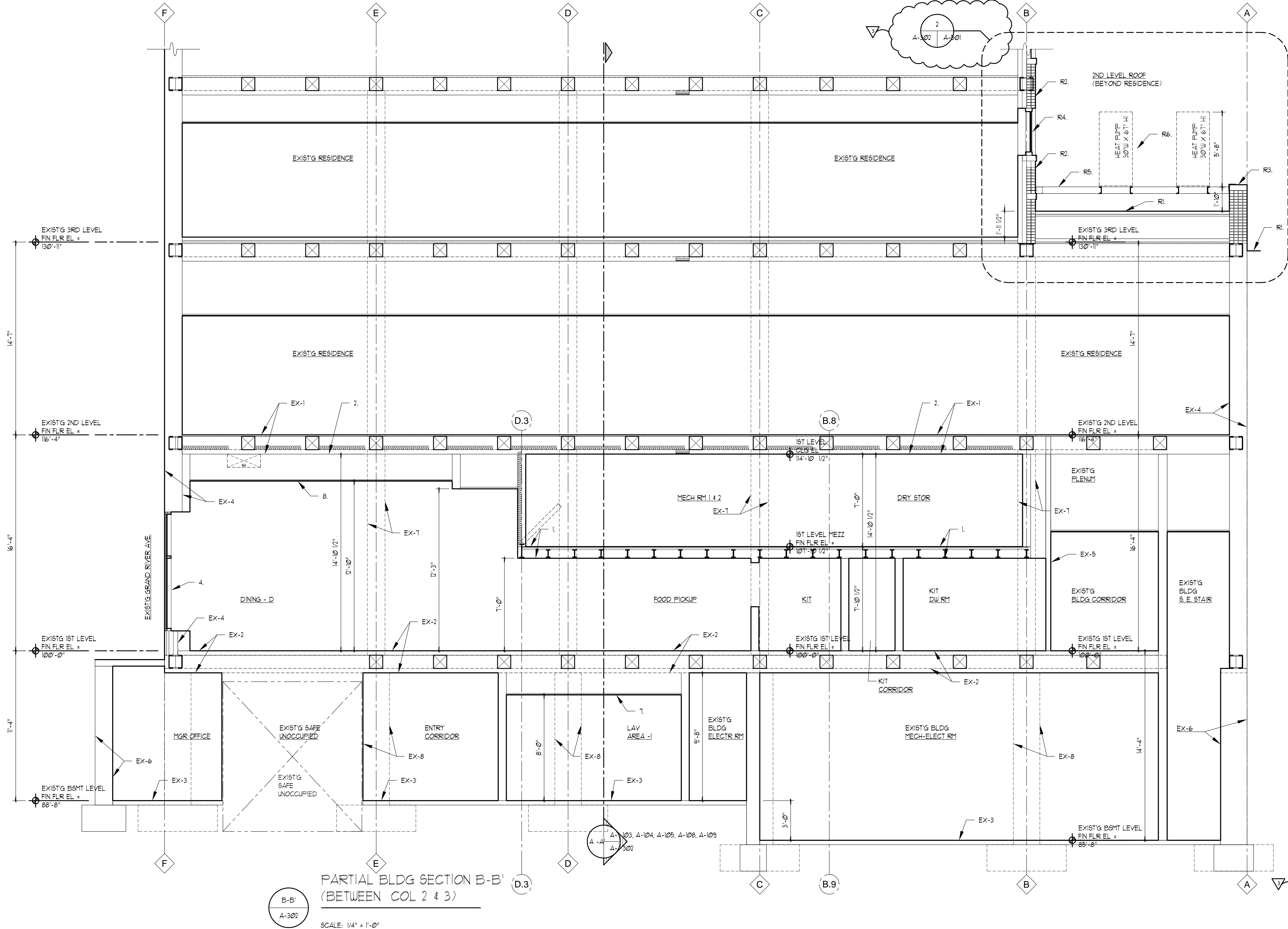
- R1. EXISTING ROOFING SYSTEM TO REMAIN
- R2. EXIST'G MASONRY WALL SYSTEM TO REMAIN.
- R3. EXIST'G PARAPET MASONRY WALL SYSTEM TO REMAIN.
- R4. EXIST'G GLZ/FR SYSTEM TO REMAIN.
- R5. NEW STL CHANNEL RAIL SYSTEM BEARING ON EXIST'G MASONRY WALL SYSTEMS, ABOVE EXIST'G ROOF'G SYSTEM.
- R6. NEW MECH HEAT PUMP MTD ON NEOPRENE ISOLATION PADS, ON STL CHANNEL RAIL SYSTEM.

BUILDING SECTION  
GENERAL NOTES 2:

- 1. CEMENT BD ON FLYWD ON 1-1/2" MTL DECK'G ATTACHED TO STL BM FRAMING. ATTACH 5/8" GYPBD ON 1/8" MTL DUC ATTACHED TO B.O. BM FRAMING.
- 2. PATCH & REPAIR EXIST'G CLG TO MAINTAIN EXIST'G 2-HR FIRE SEPARATION BETWEEN RESIDENTIAL AND ASSEMBLY OCCUPANCIES. PROVIDED AND INSTALLED BY L.L.
- 3. 5/8" GYPBD ON MTL CURTAIN WALL CLG DROP/ SOFFIT. FNT. SUSPENDED AND SECURED TO EXIST'G STL/ TIMBER 2ND LEVEL FLOOR STRUCT'L.
- 4. REPLACE EXIST'G STOREFRONT GLZ WITH FIXED INS DOUBLE PANE GLZ SET IN ALUM FR. REFER GLZ NOTES ON FLOOR PLANS.
- 5. 4" DIA TS COL ATTACHED TO EXIST'G OR NEW FTG. REFER STRUCT'L PLANS.
- 6. KIT MTL EXHAUST HOOD SUSPENDED AND SECURED TO STL UNI-STRUT, ABOVE.
- 7. 5/8" GYPBD CLG, FNT. ON 1/8" MTL DUC, SUSPENDED AND ATTACHED TO EXIST'G FLOOR STRUCT'L.
- 8. 5/8" GYPBD CLG, FNT. ON 1/8" MTL DUC, SUSPENDED AND ATTACHED TO EXIST'G FLOOR STRUCT'L. INSTALL 4" THK SOUND ATTENUATING BATT NS ON GYPBD.

BUILDING SECTION  
GENERAL NOTES 1:

- EX-1 EXIST'G (ASSUMED) FLOOR STRUCT'L: HDWD PLANK SHEATH'G ON 12X12 HDWD TIMBER 5' O. C. ATTACHED TO STL DOUBLE "C" CHANNEL BEAM AT COLS 2 THRU 6 WITH PLASTER CLG ON WD FIRING ON B.O. TIMBER/ BEAMS.
- EX-2 EXIST'G (ASSUMED) FLOOR STRUCT'L: CONC SLAB ON 12X12 HDWD TIMBER 5' O. C. ATTACHED TO STL DOUBLE "C" CHANNEL BEAM AT COLS 2 THRU 6 WITH FIRE RETARDANT COATING (FRC) ON B.O. TIMBER/ BEAMS.
- EX-3 EXIST'G (ASSUMED) FLOOR STRUCT'L: CONC SLAB BASEMENT LEVEL FLOORING.
- EX-4 EXIST'G (ASSUMED) WALL STRUCT'L: 3 WYTHE BRICK MASONRY.
- EX-5 EXIST'G (ASSUMED) WALL STRUCT'L: PLASTER ON MTL LATHE ON MTL STUD WALL.
- EX-6 EXIST'G (ASSUMED) WALL STRUCT'L: BRICK MASONRY FOUNDATION WALL.
- EX-7 EXIST'G (ASSUMED) COL STRUCT'L: PLASTER ON MTL LATHE ON STL COL.
- EX-8 EXIST'G (ASSUMED) COL STRUCT'L: MASONRY PIER AROUND STL COL.



PARTIAL BLDG SECTION B-B'  
(BETWEEN COL 2 & 3)

SCALE: 1/4" = 1'-0"

HDC REVIEW 3 6-10-2019

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248.642.6166

JOB TITLE:

Detroit  
Beer Exchange

Existing Stevens Building  
1260 Washington Blvd  
Detroit, Michigan 48226

DRAWING TITLE:

Vertical Wall  
Details

ISSUED FOR: -

DATE: -  
HDC REVIEW 2 6-1-2019  
HDC REVIEW 3 6-10-2019  
BLDG PERMIT 1/ REVISION 1

DRAWN BY: RJE

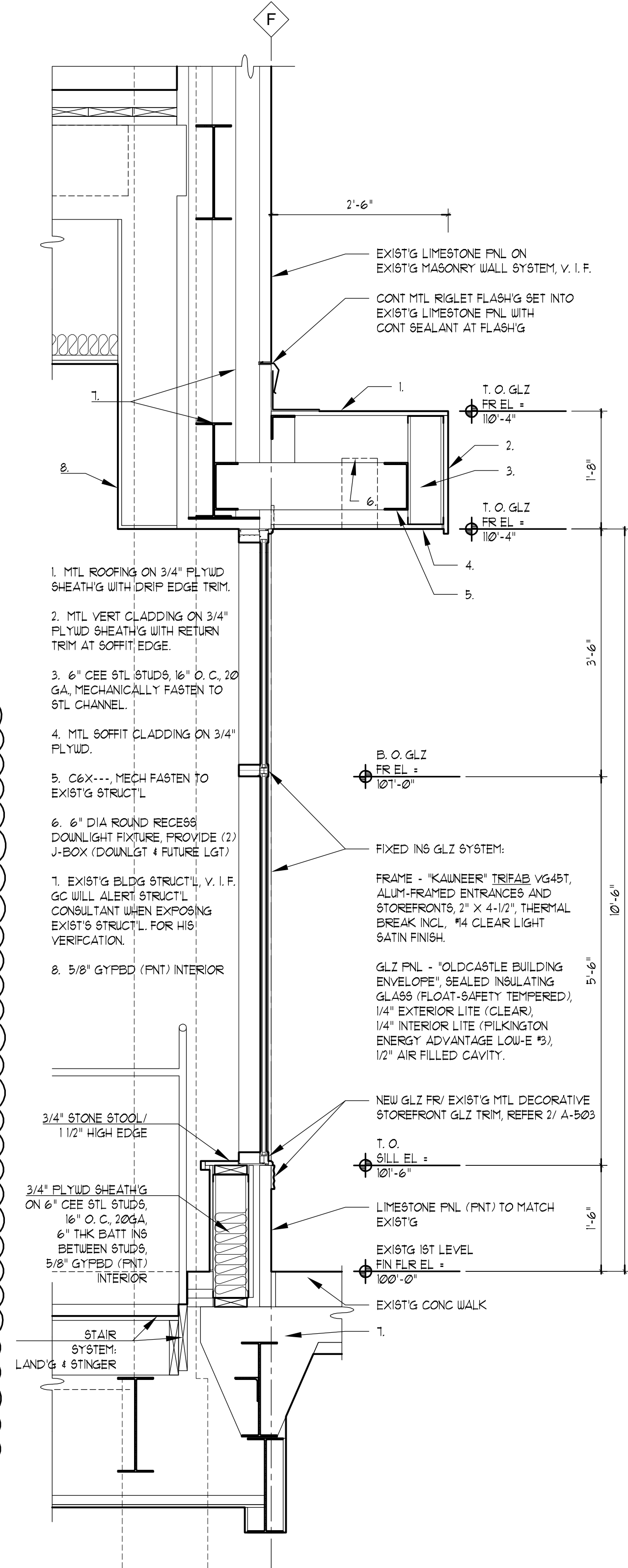
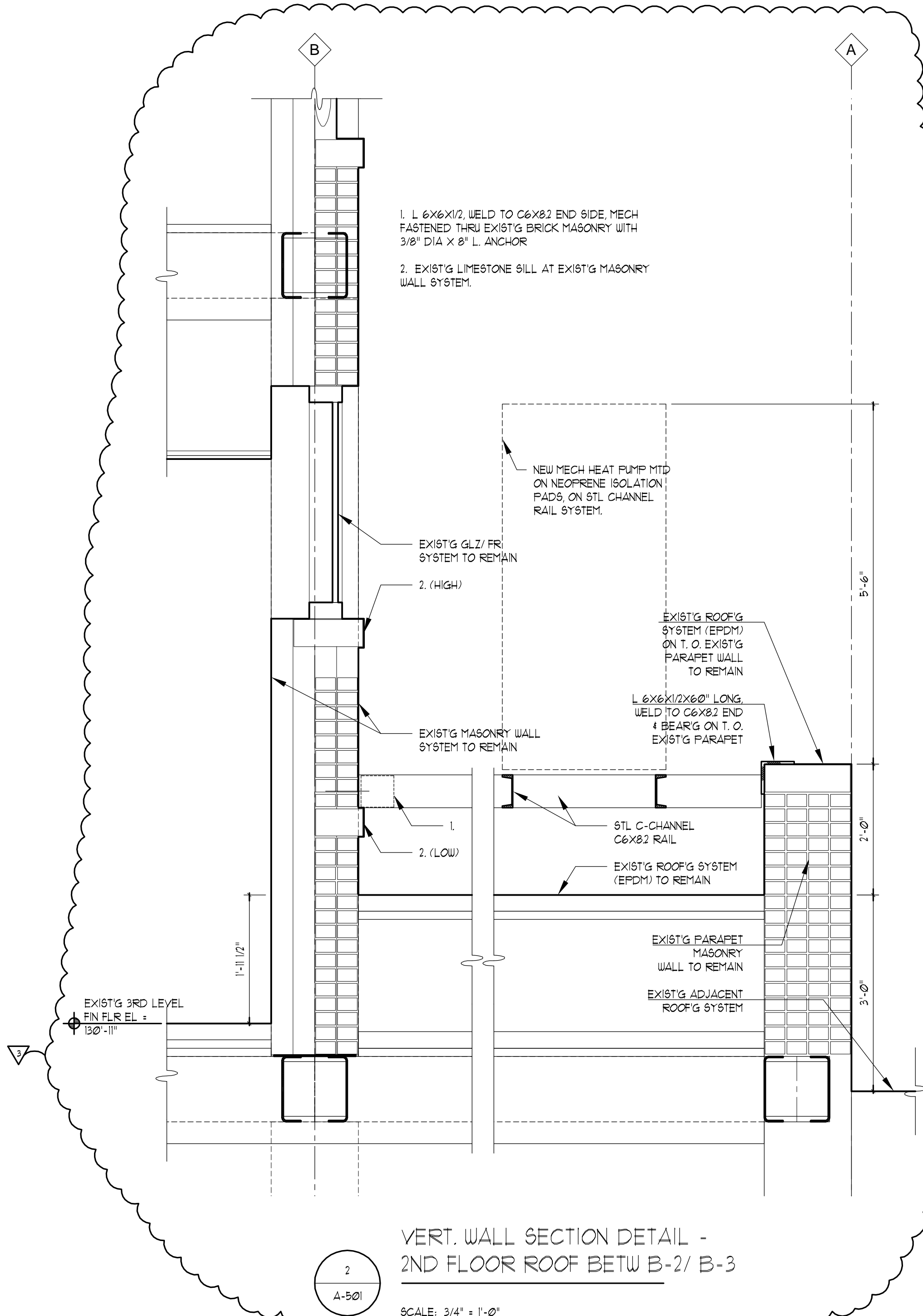
DATE: -

SHEET NO.

A-501

JOB NO: Y1801

HDC REVIEW 3 6-10-2019





PREPARED BY: A. PHILLIPS

APPLICATION NUMBER 18-5967

ADDRESS: 1258 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: JAMES FLORA—DETROIT BEER EXCHANGE BUSINESS OCCUPANT

## PROPOSAL

The building located at 1258 Washington Boulevard is an 8-story Renaissance Revival style office building constructed in 1901. The oldest building in the Washington Boulevard Historic District, the structure is clad in red brick with limestone and terra-cotta detailing. Additionally, it features varying window types and an ornate Italian Romanesque cornice. An Art Moderne style façade is featured on the lower levels of the building.

With the current proposal, the applicant is seeking this board's approval to complete the following work associated with the overall rehabilitation of the building. See attached drawings for locations of proposed work items.

- Installation of stone wall panels to match existing
- Knee wall construction with stone wall base panel to match existing
- Construction of arch soffit/straight fascia
- Construction of new metal canopy with internal lighting—constructed of tubular steel frame with tempered glazing infill, metal drainage system and lighting system attached to frame.
- Installation of wall mounted exterior sconce light fixture
- Installation of soffit mounted exterior downlight fixture
- Remove and replace existing single pane glazing with new insulated double pane safety tempered glazing, clear argon filled, attached to clear aluminum metal frame. Reinstall and repair existing decorative polished aluminum metal face frame to new metal frame.
- Installation of new full lite/metal frame door, finish to match existing. Glazing similar to storefront.
- Installation of building signage including:
  - Signage A: Back illuminated halo metal sign mounted on metal channel mounted on existing building façade
  - Signage B: Double sided, 42" diameter round illuminated metal blade sign mounted on existing building façade at 90°
  - Signage C: Double sided, 60" diameter round illuminated metal blade signage, mounted on existing building façade at 45°
  - Signage D: Back illuminated halo metal signage mounted on metal channel mounted on existing building façade

Please note, HDC staff requested additional details, drawings, and cut sheets or brochures regarding the new arch soffit/straight fascia, new metal canopy, all proposed light fixtures, and window/door details indicating design, color, and material but the documentation was not provided.

## ELEMENTS OF DESIGN

- (2) *Proportion of Buildings' Front Facades.* Proportion varies in the district, depending on the size of the building, its period of construction, and its function. Most of the front facades of individual buildings are taller than wide but may have visible side elevations wider than tall when located on corner lots. Two-story buildings are significantly wider than tall. The upper stories of some of the taller buildings have modest setbacks.
- (6) *Rhythm of Entrance And/or Porch Projections.* Most of the original entrances facing Washington Boulevard are centered on the facades of individual buildings or, where there are multiple storefronts, are arranged in a regular pattern along the street facade. The Washington Boulevard entrance of the Book-Cadillac Hotel is off-center; its Michigan Avenue entrance is centered. While



some entrance openings are recessed, as with the Book Building, no facade projections beyond the front lot line exist at ground level. Marquees and awnings above first floor entrances were and are common.

- (7) *Relationship of Materials.* The major building materials common to wall surfaces in the district are limestone, brick, and terra-cotta. Many granite bases also exist. Facades are often trimmed with limestone and/or terra cotta. Pilasters, window frames and spandrels of the Industrial Building are bronze. Window frames are of wood or steel; building grates and the framing of storefront windows and doors are generally metal. The side elevations, where not prominent, and the rear elevations of the buildings in the district are brick. Visible structures above the roof line of the Book-Cadillac Hotel and the Book Tower are roofed in copper. The doors of Saint Aloysius Roman Catholic Church are bronze and the doors of the Chancery Building are wood. The names of street intersections in bronze letters are located on buildings on corner lots above the first floor. Metal fire escapes hang from the rear of several buildings.
- (8) *Relationship of Textures.* The low relief pattern of mortar joints in brick, terra cotta or limestone juxtaposed with smooth masonry trim, where it exists, provides textural interest. Glazed terra cotta, polished granite and large glass surfaces are smooth in texture. Carved or molded repetitive ornamental elements and detail in terra cotta, metal or masonry contrasts with the surface material, providing a high degree of textural interest. Subdivided windows, decorative spandrels, parapets and cornices with repetitive detail, where they still exist, are often areas of textural interest. In general, the district is extremely rich in textural relationships.
- (9) *Relationship of Colors.* The majority of buildings in the Washington Boulevard Local Historic District are in a light color range. Within this range, many are clad and/or trimmed in light beige limestone. 1420 Washington Boulevard is sheathed in white terra-cotta. Buff brick is plentiful; brown and orange brick also exists. Buildings sheathed in limestone often have brick side and rear elevations in light shades of brick. Window frames tend to be painted in brown, deep green, or a cream color. Pink, black and gray granite faces the base of several buildings. Where there are copper clad roof and penthouse pavilions and terraces, they have weathered blue-green. St. Aloysius Roman Catholic Church has bronze doors and the Chancery Building has stained wood doors. The original colors of any building, as determined by professional analysis, are always acceptable, and may provide guidance for similar buildings.
- (10) *Relationship of Architectural Details.* Architectural details generally relate to architectural styles. Early twentieth century buildings in the Beaux Arts, Renaissance Revival, and Italian Romanesque styles exhibit round arches, cartouches, quoins, fluted pilasters, and other classically derived details. The surfaces between windows, the tops of pilasters, cornices and string courses tend to be decorated, often very ornately. The Chancery Building and Saint Aloysius Roman Catholic Church display Italian Renaissance and Romanesque inspiration. Both buildings have gabled roof lines, arched windows, arcading and decorative pilasters. Storefronts typically have apron walls and large expanses of glass, most in their original configurations. The two (2), two-story buildings are of a plainer Art Deco design with modest classical details.
- (12) *Walls of Continuity.* A strong, overall wall of continuity is formed by the buildings that abut and are sited on the front lot line. While the red steel pipe environmental structure that stretches for blocks creates continuity by extending in a meandering but linear fashion along the plaza, its design bears no relationship to the historic nature of the streetscape.
- (13) *Relationship of Significant Landscape Features and Surface Treatments.* Front facades of buildings are located on the front lot lines, with a narrow border of concrete paving before the brick-paved public sidewalk. Brick paving, concrete walls, trees in metal grates, trolley tracks and the red metal environmental structure replaced the eastern side of the broad boulevard formerly ornamented with stone balustrades, formal promenades, statuary and Beaux-Arts light standards. A multi-lane two-way roadbed is now on the west side of the public right-of-way adjoining the sidewalk adjacent to the building on the west side of the street. Concrete planters line the sidewalks.
- (15) *Scale of Facades and Facade Elements.* Individual building facades range from moderate to large in



scale, with the majority being in the large range. Details and elements within individual facades range from moderate to large in scale; the repetition of moderately scaled detail is common while the use of large and oversized elements also exists, particularly on the Book-Cadillac Hotel, Book Tower and Book Building. Signage was placed above the ground floor storefront windows, often in a panel designed for such purpose; sometimes it was part of a marquee or awning, or as a structure on top of the building.

- (16) *Directional Expression of Front Elevations.* While most individual buildings are vertical in directional expression, they form a horizontal row along the streetscape where they abut. The two (2) horizontally oriented two-story buildings further emphasize the horizontality of the streetscape. The front facade of Saint Aloysius Roman Catholic Church is oriented vertically, due primarily to the thrust of the central bay with its gable surmounted by a cross.
- (19) *Degree of Complexity Within the Facades.* The degree of complexity ranges from simple to complex, depending on style and building type. Several buildings are heavily embellished with decorative detail and ornamentation; these tend to be more complex. Some of the buildings exhibit complex massing of their upper stories.
- (20) *Orientation, Vistas, Overviews.* Individual buildings are oriented toward Washington Boulevard; the Book-Cadillac Hotel has a secondary entrance oriented towards Michigan Avenue. Corner buildings sometimes have secondary or office/elevator lobby entrances oriented toward the side street. A varied and interesting silhouette results from the different roof shapes and heights of buildings on Washington Boulevard. Washington Boulevard is one of the streets that emanates like spokes from Grand Circus Park, resulting in unique vistas.
- (21) *Symmetric or Asymmetric Appearance.* Most buildings are symmetrical in appearance above the first floor. Many were symmetrical on the first floor as well, depending on the position and number of storefront openings. Multiple changes to the storefronts, including covering them over, has occurred, although a very high degree of integrity still exists. Saint Aloysius Roman Catholic Church is symmetrical on its front (west) facade.
- (22) *General Environmental Character.* The general character of the Washington Boulevard Local Historic District is that of a mostly intact assemblage of well-designed, classically inspired and elegant commercial buildings lining the once grand Washington Boulevard streetscape. Saint Aloysius Roman Catholic Church and the Chancery Building are compatible with the rest of the district in materials, openings, setbacks and other elements of design. As part of the historic Woodward Plan, the Washington Boulevard Local Historic District is located in the midst of other historic sections of downtown, including Grand Circus Park, the Theater District, Capitol Park, Lower Woodward Avenue, and Harmony Park. It is strategically located for redevelopment.

## RECOMMENDATION

It is staff's opinion that all of the proposed work items are appropriate, however, staff chooses to withhold a recommendation based on lack of detailed documentation. Additionally, staff has suggested the applicant come to the November 14<sup>th</sup> HDC meeting prepared with the requested documentation.



# REPORT

## Motion DRAFT

- I move that the Commission **issue** a Certificate of Appropriateness for the proposed work items proposed in application number 18-5967 because the work as described does meet the Secretary of the Interior's Standards for Rehabilitation Number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

With the following conditions:

- The COA for this work shall be issued only after the following items have been reviewed and approved by staff:
  - Detail drawings (including color, material, and design) for the new soffit, metal canopy, and glazing replacement
  - Cut sheets/brochures for the proposed light fixtures
  - Cut sheets/brochure for the proposed door



CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

6/7/2019

## CERTIFICATE OF APPROPRIATENESS

James Flora  
Detroit Beer Exchange  
1258 Washington Blvd  
Detroit, MI 48226

**RE: Application Number 18-5967; 1258 Washington Blvd; Washington Boulevard Historic District**

Dear Mr. Flora:

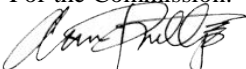
At the regular scheduled meeting held on 11/14/2018, the Detroit Historic District Commission reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of 6/7/2019.

The following scope meets the Secretary of the Interior's Standards for Rehabilitation, Standard 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

- Installation of stone wall panels to match existing
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- Construction of arch soffit/straight fascia
- Construction of new clad steel frame with recessed light, metal roofing system and metal clad soffit.
- Installation of wall mounted exterior sconce light fixture
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  - Signage C: Double sided, 60" diameter round metal blade signage, mounted on existing building façade at 45°. Signage to be externally lit.
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Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Building, Safety, Engineering and Environmental Department (BSEED). The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips  
Staff, Detroit Historic District Commission